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**IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF MARION**

U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE, FOR RESIDENTIAL ASSET
SECURITIES CORPORATION, HOME
EQUITY MORTGAGE ASSET-BACKED
PASS-THROUGH CERTIFICATES, SERIES
2006-EMX4,

Plaintiff,

v.

RAYMUNDO RAMIREZ; CARMEN
VAZQUEZ; MORTGAGE LENDERS
NETWORK USA, INC.; MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS
INC.; and ALL OTHER PERSONS OR
PARTIES UNKNOWN CLAIMING ANY
RIGHT, TITLE, LIEN, OR INTEREST IN
THE REAL PROPERTY COMMONLY
KNOWN AS 690 ELMA AVENUE SE,
SALEM, OR 97317,

Defendants.

Case No. 16CV26280

WRIT OF EXECUTION

TO THE MARION COUNTY SHERIFF:

On June 15, 2017, a General Judgment of Foreclosure and Declaration of Amount Due by Default was entered by the Marion County Circuit Court, foreclosing Plaintiff's Deed of Trust and directing that the property subject to the Deed of Trust be sold to satisfy the unpaid debt due to Plaintiff.

The mailing address for the judgment creditor is: U.S. Bank National Association, As Trustee, For Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX4 c/o Aldridge Pite, LLP, 111 SW Columbia St., Ste. 950, Portland, OR 97201.

The real property to be sold at public auction is commonly known as 690 Elma Avenue

1 SE, Salem, OR 97301 ("Subject Property"), and legally described as:

2 BEGINNING AT THE SOUTHWEST CORNER OF LOT 15, BLOCK 4,
3 MEADOWLAWN TRACTS, MARION COUNTY, OREGON; THENCE EAST ALONG THE
4 SOUTH LINE OF SAID LOT 72.6 FEET; THENCE NORTH PARALLEL WITH THE WEST
5 LINE OF SAID LOT 135.6 FEET TO THE NORTH LINE OF SAID LOT; THENCE WEST
6 ALONG THE NORTH LINE OF SAID LOT 72.6 FEET TO THE NORTHWEST CORNER
7 THEREOF; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 135.6 FEET TO
8 THE PLACE OF BEGINNING

9 The total amount due and owing on the Judgment as of June 30, 2017;

10 Judgment:	Principal	\$132,244.33
	Attorney Fees	\$2,745.00
	Costs	\$2,586.00
	Prevailing Party Fee	\$300.00
13 Post-Judgment:	Interest(5.125%,\$15.76/day)	\$693.44 (5/18/17 through 6/30/17)

14 **TOTAL: \$138,568.77**

15 In the name of the State of Oregon, you are hereby directed to proceed to notice for sale
16 and sell the Subject Property. After the sale, you are directed to issue a certificate of sale to the
17 purchaser and file a return on the writ of execution, depositing the sale proceeds with the Court.
18 Further, you are directed to execute, after the time for redemption has elapsed, a deed to the
19 holder of the certificate of sale.

Signed: 7/10/2017 02:04 PM

J. Tolman
J. Tolman, Court Clerk



23 Presented by:
24 ALDRIDGE PITE, LLP

Katie Riggs

26 Katie L. Riggs, OSB # 095861
Of Attorneys for Plaintiff

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**IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF MARION**

U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE, FOR RESIDENTIAL ASSET
SECURITIES CORPORATION, HOME
EQUITY MORTGAGE ASSET-BACKED
PASS-THROUGH CERTIFICATES, SERIES
2006-EMX4,

Plaintiff,

v.

RAYMUNDO RAMIREZ; CARMEN
VAZQUEZ; MORTGAGE LENDERS
NETWORK USA, INC.; MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS
INC.; and ALL OTHER PERSONS OR
PARTIES UNKNOWN CLAIMING ANY
RIGHT, TITLE, LIEN, OR INTEREST IN
THE REAL PROPERTY COMMONLY
KNOWN AS 690 ELMA AVENUE SE,
SALEM, OR 97317,

Defendants.

Case No. 16CV26280

**GENERAL JUDGMENT OF
FORECLOSURE AND DECLARATION OF
AMOUNT DUE BY DEFAULT**

ORCP Rule 69

PURSUANT TO SB368, THIS IS A
JUDGMENT OF FORECLOSURE AND DOES
NOT CONSTITUTE A MONEY AWARD
AGAINST ANY DEFENDANT

19 Based upon the Court's Order of Default against defendants RAYMUNDO RAMIREZ;
20 CARMEN VAZQUEZ; MORTGAGE LENDERS NETWORK USA, INC.; MORTGAGE
21 ELECTRONIC REGISTRATION SYSTEMS INC.; and ALL OTHER PERSONS OR
22 PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE
23 REAL PROPERTY COMMONLY KNOWN AS 690 ELMA AVENUE SE, SALEM, OR
24 97317, the records on file herein, and pursuant to the Motion for General Judgment and
25 Declaration of Amount Due by Default by Plaintiff U.S. BANK NATIONAL ASSOCIATION,
26 AS TRUSTEE, FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME

1 EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-
2 EMX4 ("Plaintiff"),

3 **IT IS HEREBY ADJUDGED:**

4 1. Plaintiff's security interest in the real property located at 690 ELMA AVENUE
5 SE, SALEM, OR 97301 ("Subject Property"), as evidenced by the Deed of Trust recorded March
6 6, 2006 in the official records of Marion County as instrument number Reel 2615 Page 158
7 ("Deed of Trust"), is a viable first priority lien, superior to the interests of all the Defendants. All
8 rights, claims, ownerships, liens, titles and demands of all Defendants are subsequent to
9 Plaintiff's lien as created by the Note and Deed of Trust. The Subject Property is legally
10 described as follows:

11 BEGINNING AT THE SOUTHWEST CORNER OF LOT 15, BLOCK 4,
12 MEADOWLAWN TRACTS, MARION COUNTY, OREGON; THENCE EAST
13 ALONG THE SOUTH LINE OF SAID LOT 72.6 FEET; THENCE NORTH
14 PARALLEL WITH THE WEST LINE OF SAID LOT 135.6 FEET TO THE NORTH
15 LINE OF SAID LOT; THENCE WEST ALONG THE NORTH LINE OF SAID LOT
16 72.6 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG
17 THE WEST LINE OF SAID LOT 135.6 FEET TO THE PLACE OF BEGINNING

18 2. The Deed of Trust is foreclosed and upon entry of this Judgment the court
19 administrator shall upon request of Plaintiff issue a writ of execution for the sale, by the Sheriff,
20 in the manner provided by law;

21 3. Plaintiff has submitted a Declaration of Amount Due and is owed the total amount
22 due under the Note and Deed of Trust and any future advances and/or fees that may be made or
23 incurred pursuant to the terms of the Note and Deed of Trust up to the date of the execution sale.
24 This amount is to be satisfied by sale of the Subject Property as directed under this Judgment;

25 4. Plaintiff is owed reasonable attorney fees plus the remaining flat rate fees for an
26 uncontested execution on the Judgment, pursuant to the Note and Deed of Trust and ORCP Rule

1 68(C), which amount may be added to the outstanding obligation due and owing under the Note
2 and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant to the Deed of
3 Trust, these fees continue to accrue to the date of the execution sale. This amount to be satisfied
4 by sale of the Subject Property as directed under this Judgment;

5 5. Plaintiff is owed costs of suit pursuant to the Note and Deed of Trust, ORCP Rule
6 68(A)(2) and ORS 20.115(4), which may be added to the outstanding obligation due and owing
7 under the Note and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant
8 to the Deed of Trust, these costs continue to accrue to the date of the execution sale. This
9 amount to be satisfied by sale of the Subject Property as directed under this Judgment;

10 6. Plaintiff is owed the prevailing party fee of \$300.00, this amount to be satisfied by
11 sale of the Subject Property as directed under this Judgment.

12 7. The Sheriff shall make a return on the writ of execution to the court administrator
13 along with the proceeds of the sale, if any. The proceeds of the sale, if any, shall be applied first
14 toward the costs of the sale; then toward the satisfaction of Plaintiff's Judgment of Foreclosure
15 awarded herein; and the surplus, if any, to the clerk of the court to be distributed to such party or
16 parties as may establish their right thereto. The Defendants and all persons claiming through or
17 under Defendants, whether lien claimants, judgment creditors, claimants arising under junior
18 mortgages or deeds of trust, purchasers, encumbrances or otherwise, shall be barred and
19 foreclosed from all rights, claims, interest or equity of redemption in the Subject Property and
20 every part of the Subject Property when the time for redemption has elapsed;

21 8. Plaintiff or any other party to this action may become a purchaser at the
22 foreclosure sale, and such purchaser shall be immediately let into possession of the subject
23 property, until redemption of the property, if any. The purchaser at the foreclosure sale or any
24 successor in interest may apply to this Court for a writ of assistance to gain possession of the
25 subject property if Defendants or any other party or person refuses to surrender possession;

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DECLARATION OF AMOUNT DUE BY DEFAULT

(PURSUANT TO SB 368, THIS IS A JUDGMENT OF FORECLOSURE AND DOES NOT CONSTITUTE A MONEY AWARD AGAINST ANY DEFENDANT)

1. The amount of the judgment is \$132,244.33.
2. Simple interest at the variable rate currently at 5.125% (\$15.76 per diem) after May 17th, 2017, through the date of sale.
3. Attorney fees of \$2,745.00, through the date of sale.
4. Costs of \$2,586.00, plus costs accrued through the date of sale.
5. Prevailing party fee: \$300.00.

IT IS SO ADJUDGED

Signed: 6/14/2017 04:02 PM


Circuit Court Judge Channing Bennett

CERTIFICATE OF READINESS

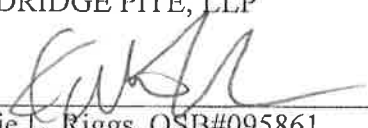
This proposed Order or Judgment is ready for judicial signature because:

1. Each opposing party affected by this Order or Judgment has stipulated to the Order or Judgment, as shown by each opposing party's signature on the document being submitted.
2. Each opposing party affected by this Order or Judgment has approved the Order or Judgment, as shown by signature on the document being submitted or by written confirmation of approval sent to me.

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- 3. I have served a copy of this Order or Judgment on all parties entitled to service and:
 - a. No objections have been served on me within that time frame;
 - b. I received objections that I could not resolve with the opposing party despite reasonable efforts to do so. I have filed with the Court a copy of the objections I received and indicated which objections remain unresolved;
 - c. After conferring about objections, [**Opposing Party**] agreed to independently file any remaining objection with the Court.
- 4. The relief sought is against an opposing party who has been found in default.
- 5. An order of default is being requested with this proposed judgment.
- 6. Service is not required pursuant to subsection (3) of this rule, or by statute, rule, or otherwise.
- 7. This is a proposed judgment that includes an award of punitive damages and notice has been served on the Director of the Crime Victims' Assistance Section as required by subsection (4) of this rule.

Presented By:
ALDRIDGE PITE, LLP



Date: 6/13/17

Katie L. Riggs, OSB#095861
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 (503) 222-2260 (Facsimile)
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 111 SW Columbia Street, Suite 950
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 Of Attorneys for Plaintiff